

From: Joanne Cornelius (located in Falcon Cove)

To: Clatsop County Commissioners

Date: 1/21/2022

Re: STR Ordinance Revisions Town Hall #3

It is obvious to me that you, from the very beginning, have dictated to, or certainly approved of the planning departments determination of the 4 changes in the STR Ordinance that would be “off the table”, even though our particular community has a completely different makeup and percentage of STRs than even the cities in Clatsop County. The Town Hall meetings that have been occurring seem to be a façade to get through your process even though **STRs are illegal Commercial activities in our CR zone.** I am speaking from my interest in the community that includes both Clatsop and Tillamook County. In our case this zoning issue affects both counties and means that we in Cove Beach/Falcon Cove have to double our efforts when counties make decisions. Decisions that create the problems we locally have faced. **The following are the “off the table” items I see.**

- 1. No blanket STR prohibitions!** We could and probably will end up with a community of nothing but STRs based on the way things have gone the last 7+years. Every time a house has sold, the buyer turns it into an STR. That, a community, does not make! It makes a commercial unregulated vacation playground. Remember that the local fire department reported that 80% of service calls were made by people who don't live here. **Who would do the volunteering and where would they live?**
- 2. No grandfathering out!** Since this is a CR zone the 70+% of homeowners and residents here in Cove Beach/Falcon Cove signed a petition to have **no** STRs. It is democratic to consider phasing out the numbers of STRs. Preconditions set do not make for democratic negotiations.

3. One ordinance for the whole county! When this community sits on a thin layer of soil on top of **clay** while your other examples sit on **sand** and only Gearhart has septic systems besides us, it doesn't make sense not to have different rules for different conditions. It would be unconscionable to overlook the **geology** in Cove Beach/Falcon Cove. Review the complaints regarding odors from failing septic systems, applications for adding rip rap to protect homes, failed septic systems, adding holding tanks to owner's property.

Many of the Southwest Clatsop County members who live in Cove Beach are members of the Arch Cape Falcon Cove Beach Community Club. Even though Arch Cape has a large number of STRs and has a Community Water and Sewer District, the Community Club's thoughtful letter supporting the moratorium so that positive changes could be made to the STR Ordinance will be **ignored because of the stand being taken by Clatsop County regarding "off the table issues"**.

4. No limit on number of times a STR can be rented. Here again, we sit on CLAY. Water doesn't permeate through clay like it does through sand. STR's with **no limits on turnover** means many more gallons of water used in the process of preparing for new renters. Clatsop County's own septic system rules require that **"capacities for commercial facilities are determined on a water use basis, generally a minimum of 2X the projected daily sewage flow"**. Who is following up on checking water use of septic systems at STRs? **NO ONE!**

Now, with the new proposal from the planning department, we are to focus on **6 Zoning/Licensing Options**. The only option that should apply to Cove Beach is #3 because of the makeup of the geology. And here the planning department neglected to mention that some of the uses already allowed are Type II, meaning neighbors could be involved in commenting if someone applied for any of these conditional uses like RV parks, bed & breakfast places, etc.

There is a reason we are in a CR Zone. This is where density of development that requires more than the very basic level of services just isn't available. **Please note this.** Just because some opportunistic developers 60-70 years ago who purchased the property in Cove Beach/Falcon Cove for unpaid taxes and then put a subdivision map over the whole area without considering the capacity doesn't mean that the counties should force this small rural community into urbanization that is unobtainable based on its geology, committed roads and inability to expand.

You profess to be concerned about housing shortages. Do all the hotels, motels, condominiums, campgrounds fill up to the point that Clatsop County needs revenue from 23 STRs in Cove Beach.? Since Clatsop County doesn't keep track of Transient Rental tax by type of rental units how does one know what percentage of the income could possibly come back to help with the unimproved roads in Cove Beach? So far, not much, although last summer a road crew of 4 came to Columbia Street (half owned by Tillamook County) to clean out 2 or 3 culverts that hadn't been cleaned in over twenty years. But they couldn't clear a culvert that was plugged because it was on an unimproved road.

I ran into our commissioner's husband on the beach a couple of Sundays ago and I hope he shared with her the latest landslides, if he noticed them. Most of the ocean end of Columbia Street fell 10 feet into the creek flowing to the beach last week. Maybe the road department should come again and re-survey what was surveyed last summer for whatever reason. There is no question that with the global warming, heavy winter rains and added septic system use we are having increases in landslides.

I appreciate that the commissioners at least decided on a moratorium and hope that all this time and effort will bring improvement to our community. **My hope is that someone listens to those of us concerned for Cove Beach/Falcon Cove! Fulltime residents (30-39), voters, contributors, tax payers,** (yes, even those of us in Tillamook County pay taxes to Cannon Beach Fire Dept.)